

TOWN AND COUNTRY PLANNING DEPARTMENT

The 27th December, 1983

No. 10DP-83/18566.—In exercise of the powers conferred by sub-section 4 of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, the Governor of Haryana proposes to make the following amendments in the Zoning Regulations concerning Farm Houses within the Development Plans of various towns, published,—vide Town and Country Planning Department notifications as at Annexure 'A' :—

1. In the end of the definitions of the Zoning Regulations, following clauses shall be added :—

(aa) *Farm House* : Farm House shall mean a house constructed by the owner of a farm of this land for the purposes of,—

(i) dwelling unit i. e. main use; and

(ii) farm shed i. e. ancillary use.

Note : (1) The construction of the farm house shall be governed by the restrictions given under clause regarding "provision of farm houses outside Abadi-deh in rural/agricultural Zone."

(2) The farm sheds shall be governed by the restrictions mentioned in clause regarding building control and site specifications.

(ab) *Ledge or Tand* : A shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one metre.

(ac) *Loft* : An intermediary floor on a residual space in a pitched roof, above normal floor level with a maximum height of 1.5 metre and which is constructed or adopted for storage purposes.

(ad) *Mezzanine floor* : An intermediate floor above ground level with area of mezzanine restricted to $\frac{1}{3}$ of the area of that floor and with a minimum height of 2.2 metre.

(ae) *Subservient to Agriculture* : Shall mean development and activities, which are required to assist in carrying out the process of 'agriculture' such as Tubewell's, pump chambers, wind mills, irrigation drains, pucca platforms, fencings and boundary walls, water hydrants etc.

2. The existing Zoning Regulations for the provisions of Farm Houses outside abadi-deh in rural/agriculture Zone shall be substituted as follows :—

"A farm house in rural zone, outside abadi deh may be allowed if the area of the land is 2 acres or more on the following conditions :—

	Size of Farm	Maximum coverage on ground for dwelling unit (main building)	Maximum coverage on ground for farm shed (ancillary building)
(i) Site Coverage	2 Acres	100 sq. mtrs.	1% of the farm land (not more than 40% shall be used for labour/servant quarters)

For every additional 0.25 acre, 10 sq. mtrs. in main building subject to maximum of 200 sq. mtrs.

Maximum Height

	Main dwelling unit	Ancillary building
(ii) Height & Storey	6 metres single storeyed	4 metres single storeyed.
(iii) Set back	It shall be at least 15 metres away from the edge of the agricultural land on all sides provided that if land attached to the farm house abuts a road, the house shall be constructed with a minimum set-back from the edge of the road as under :—	
	(a) Where the road is bye-pass to a Scheduled Road.	100 metres
	(b) Where the road is a Scheduled Road	30 metres
	(c) Any other road	15 metres
(iv) Approach Road	(a) The approach road to the farm shall have a minimum right of way to 13.5 metres (45 feet).	
	(b) When the approach road serves more than one farm then the minimum right of way should be 18.30 metres (60 feet).	
(v) Basement	Basement shall be permitted to the maximum extent of ground floor coverage but in the basement water closet and bath room shall not be permitted.	
(vi) Ledge, Loft and Mezzanine floor	Ledge, Loft and Mezzanine floor shall be permitted within the building subject to the restrictions above as well as the restrictions stipulated in the definition given in part II.	
(vii) Services—Water Supply & Drainage	(a) Good potable water supply should be available in the farm for human consumption in case a farm house is built.	
	(b) Open sanitary drains or covered drains to be provided to clean the sheds in case of Dairy Farms. Drains are to be provided for carrying rain water in case of all buildings.	
	(c) Septic tank to be provided for disposal, of human and animals waste as per provision of the Controlled Areas Act.	
	(d) The distance between the septic tank and open well or tubewell shall be as provided in the Controlled Areas Act.	

2, (1) If any person/company desires to carve out farms on an area above 10 acres by subdividing the area then he shall have to get the layout plan approved from the Director :

Provided that Government may amend the minimum size of the farm for any scheme sponsored by the State Government/State Agency for the proper utilisation of the rural zone.

3. Notice is hereby given that the draft of the Zoning Regulation will be taken into consideration on or after the expiry of period of thirty days from the date of publication of this notification in the official gazette together with the objections or suggestions, if any, which may be received in writing by the Director, Town and Country Planning, Haryana, Chandigarh from any person in respect of the draft of amendment before the expiry of the period so specified.

A. K. SINHA,

Commissioner and Secretary to Government, Haryana,
Town and Country Planning Department.

ANNEXURE 'A'

List of Development Plans published,—vide Town and Country Planning Department Notification:—

1. No. 2924-2TCP-66/30855, dated 23rd January, 1966 published in Haryana Government Gazette, dated 7th March, 1967 in respect of East of Agra Canal Part-I.
2. No. 1627-2TCP-67/1277, dated 4th April, 1967, published in Haryana Government Gazette, dated 25th April, 1967 in respect of East of Agra Canal Part-II.
3. No. 1695-2TCP-66/2992, dated 8th December, 1966 published in Haryana Government Gazette, dated 27th December, 1966 in respect of Yamuna Nagar.
4. No. 10961-VII-DP-68/6904, dated 22nd October, 1968 published in Haryana Government Gazette, dated 3rd December, 1968, in respect of Ganaur.
5. No. 1243-VDP-69/992, dated 10th/17th February, 1969 published in Haryana Government Gazette, dated 18th March, 1969 in respect of Sonapat Part I and II.
6. No. 1411-2TCP-70/211, dated 14th January, 1971, published in Haryana Government Gazette, dated 2nd February 1971, in respect of Kamla Nehru Shiksha Kendra, Rai.
7. No. 7905-VDP-72/3758, dated 8th August, 1972, published in Haryana Government Gazette, dated 2nd January, 1973, in respect of Shahbad.
8. No. 1286-2TCP-73/19257, dated 26th May, 1973, published in Haryana Government Gazette, dated 5th February, 1973, in respect of Additional Controlled Area, Sonapat (Murthal).
9. No. 1411-2TCP-73/10815, dated 10th April, 1973, published in Haryana Government Gazette, dated 1st May, 1973, in respect of Fatehabad.
10. No. 134-2TCP-77/483, dated 5th January, 1978, published in Haryana Government Gazette, dated 17th January, 1978, in respect of Karnal.
11. No. 1273-2TCP-78, dated 27th February, 1978, published in Haryana Government Gazette, dated 16th May, 1978, in respect of Palwal.
12. No. 1116-2TCP-78, dated 15th February, 1978, published in Haryana Government Gazette, dated 2nd May, 1978, in respect of Bahadurgarh.
13. No. 559-2TCP-78, dated 26th May, 1978, published in Haryana Government Gazette, dated 11th July, 1978, in respect of Jind.
14. No. 10DP-81/20527, dated 10th December, 1981, published in Haryana Government Gazette, dated 19th January, 1982, in respect of Old Mughal Bridge, Madhuban (Karnal).
15. 2389-2TCP-78, dated 18th July, 1978, published in Haryana Government Gazette, dated 29th August, 1978, in respect of Rewari.
16. No. 1331-10DP-82/4789, dated 26th March, 1982, published in Haryana Government Gazette, dated 18th May, 1982, in respect of Rohtak.
17. No. 10DP-82/4792, dated 26th March, 1982, published in Haryana Government Gazette, dated 18th May, 1982, in respect of Ambala Cantt.
18. No. 11181-10DP-82/1845, dated 1st February, 1982, published in Haryana Government Gazette, dated 9th March, 1982, in respect of Bhiwani.
19. No. 12760-10DP-82/1651, dated 28th January, 1982, published in Haryana Government Gazette, dated 9th March, 1982, in respect of Hodel.
20. No. 3431-10DP-82/6194, dated 26th April, 1982, published in Haryana Government Gazette, dated 27th April, 1982, in respect of Faridabad-Ballabgarh.
21. No. 10DP-82/6528, dated 29th April, 1982, published in Haryana Government Gazette, dated 29th April, 1982, in respect of Gurgaon.
22. No. 4933-10DP/83/8737, dated 8th June, 1983, published in Haryana Government Gazette, dated 19th July, 1983, in respect of Kurukshetra.

23. No. 10DP-81/8032, dated 21st May, 1981, published in Haryana Government Gazette, dated 16th June, 1981, in respect of Kaithal.
24. No. 10DP-83/7061, dated 13th May, 1983, published in Haryana Government Gazette, dated 19th July, 1983, in respect of Ambala City.
25. No. 10DP-81/8034, dated 21st May, 1981, published in Haryana Government Gazette, dated 16th June, 1981, in respect of Dharuhera-Kapriwas.
26. No. 3493-10DP-83/7024, dated 13th May, 1983, published in Haryana Government Gazette, dated 31st May, 1983, in respect of Hansi.
27. No. 1034-2TCP-78, dated 27th February, 1978, published in Haryana Government Gazette, dated 30th May, 1978, in respect of Hissar.
28. No. 1274-2TCP-78, dated 16th February, 1978, published in Haryana Government Gazette, dated 16th May, 1978, in respect of Panipat.
29. No. 5040-10DP-83/10762, dated 25th July, 1983, published in Haryana Government Gazette, dated 6th September, 1983, in respect of Sirsa.